

MINUTES  
REGULAR MEETING

City Council of the Town of Colma  
City Hall, 1198 El Camino Real  
Colma, CA 94014

October 8, 2003 - 7:30 p.m.

CALL TO ORDER - Mayor Vallerga called the Regular Meeting of the City Council for the Town of Colma to order at 7:35 pm.

PLEDGE OF ALLEGIANCE.

ROLL CALL

Council Present - Mayor Frossanna Vallerga, Mayor Pro Tem Ronald Maldonado and Councilmembers Philip Lum, Helen Fisicaro and Joseph Silva.

Staff Present: City Manager Herb Moniz, Assistant City Manager Diane McGrath, Acting Chief of Police Robert Lotti, City Attorney Roger Peters, City Engineer Rick Mao, City Planner Malcolm Carpenter and Recording Clerk Eileen Wilkerson.

Also Present: City Treasurer Rae Gonzalez, and Deputy City Planner Andrea Ouse.

PUBLIC COMMENTS

Open to public.

I.U.P.A.T. Representative, Franco Carson, 579 D Street, Colma, spoke regarding bids for construction of the new police facility.

Councilmember Lum recommended that Mr. Carson write a letter to the City Manager, expressing his concerns.

No other comments.

Closed to public.

PRESENTATIONS AND PROCLAMATIONS

1. Proclamation Recognizing October as National Domestic Violence Awareness Month

**CONSENT CALENDAR**

- 2. Accept Minutes of September 10, 2003 City Council Meeting
- 3. Approve Warrants List for September 1-30, 2003
- 4. Motion to Adopt Resolution 2003-47 APPROVING ADJUSTED FY 2003-04 BUDGET
- 5. Motion to Adopt Resolution 2003-48 APPROVING CONTRACT FOR ENGINEERING AND BUILDING INSPECTION SERVICES
- 6. Motion to Adopt Resolution 2003-49 APPROVING CONTRACT FOR PLANNING SERVICES
- 7. Motion to Adopt Resolution 2003-50 APPROVING EXTENSION OF AGREEMENT WITH SEGALE AND CERINI FOR LANDSCAPE MAINTENANCE SERVICES

Action: On motion to approve by Helen Fisicaro, seconded by Ronald Maldonado, and carried, the Council approved the Consent Calendar by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.	✓				
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	5	0			

**PUBLIC HEARINGS**

8. **Consider:** Motion to Introduce an Ordinance Amending Colma Municipal Code Sections 5.331 and 5.331.1 to Establish Standards for Covered, Enclosed Parking Spaces in Residential Areas

Report: City Planner Malcolm Carpenter gave the report and recommended that the Council introduce an ordinance amending Colma Municipal Code Section 5.331 and 5.3311.1-adding standards for residential covered, enclosed parking spaces.l

Open to public,  
Dave Hatfield, 475 D Street, Colma, spoke against regulations on garage use.

Staff informed the audience that the regulations would apply to remodels and new buildings only.

Franco Carson, 579 D Street, Colma, had questions about parking.

Staff indicated that they would need to see the plans before responding to specific questions.

No further comments.  
Closed to public.

*Councilmember Lum abstained from voting because he was not present for discussion at the last meeting.*

Action: On Motion to approve by Ronald Maldonado, seconded by Joseph Silva, and carried, Council approved reading the ordinance by title only by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.			✓		
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

The title was read by Ronald Maldonado.

Action: On motion to approve by Ronald Maldonado, seconded by Joseph Silva, and carried, the Council introduced Ordinance 608 AN ORDINANCE AMENDING COLMA MUNICIPAL CODE SECTIONS 5.331 AND 5.331.1 TO ESTABLISH STANDARDS FOR COVERED, ENCLOSED PARKING SPACES IN RESIDENTIAL AREAS by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.			✓		
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	4	0			

9. **Consider:** Motion to Adopt the Following Resolutions for Best Buy Approving:

- 1) Mitigated Negative Declaration and De Minimus Findings
- 2) Terminating and Vacating Easement for Ingress, Egress, Parking and Utilities
- 3) Lot Line Adjustment for a Retail Store Located at 200 Colma Boulevard (APN 008-322-360)
- 4) Use Permit, Tree Permit, Sign Permit, and Design Review for a Retail Store Located at 200 Colma Boulevard (APN 008-322-360)
- 5) Variance for Parking Requirements for 280 Metro Mall

Report: City Planner Malcolm Carpenter gave the report and recommenced that the City Council approved the Mitigated Negative Declaration and De Minimus Finding, make the findings set forth therein, and approve a Lot Line Adjustment, Use Permit, Parking Variance, Tree Permit, Sign Permit and Design Review for a retail store at 200 Colma Boulevard.

Open to public.

Mr. Hatfield, 475 D Street, Colma, suggested that provisions for parking SUV's be taken into consideration.

Staff responded that all spaces are full size.

Erik Harris, Best Buy Representative and Architect informed the Council and audience that they will be exceeding energy efficient standards.

No further comments.

Closed to public.

1) Action: On motion of Helen Fisicaro, seconded by Joseph Silva, and carried, the Council adopted Resolution 2003-51 APPROVING MITIGATED NEGATIVE DECLARATION AND DE MINIMUS FINDINGS FOR RETAIL STORE LOCATED AT 200 COLMA BOULEVARD by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.	✓				
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	5	0			

2) Action: On motion of Ronald Maldonado, seconded by Helen Fisicaro, and carried, the Council adopted Resolution 2003-52, APPROVING TERMINATING AND VACATING EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.	✓				
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	5	0			

3) Action: On motion of Helen Fisicaro, seconded by Philip Lum, and carried, the Council adopted Resolution 2003-53, APPROVING LOT LINE ADJUSTMENT FOR A RETAIL STORE LOCATED AT 200 COLMA BOULEVARD (APN 008-322-360) by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.	✓				
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	5	0			

4) Action: On motion of Ronald Maldonado, seconded by Helen Fisicaro, and carried, the Council adopted Resolution 2003-54, APPROVING USE PERMIT, TREE PERMIT, SIGN PERMIT, AND DESIGN REVIEW FOR A RETAIL STORE LOCATED AT 200 COLMA BOULEVARD (APN 008-322-360) by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallerga	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.	✓				
Helen Fisicaro	✓				
Joseph Silva	✓				
Voting Tally	5	0			

5) Action: On motion of Helen Fisicaro, seconded by Joseph Silva, and carried, the Council adopted Resolution 2003-55, APPROVING A VARIANCE FOR PARKING REQUIREMENTS FOR 280 METRO MALL by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera					
Ronald J. Maldonado					
Philip J. Lum, Jr.					
Helen Fisicaro					
Joseph Silva					
Voting Tally					

Mayor Vallergera called for a short break to set up equipment for the next agenda item.

#### OLD BUSINESS

10. **Consider:** Acceptance of Hillside Boulevard Beautification Project Final Concept Plan

Report: City Engineer Rick Mao gave the report and recommended that the City Council approve the final conceptual plan for Hillside Boulevard Beautification Project No. 901 and direct staff to continue with the construction drawings.

*Councilmember Fisicaro abstained from voting due to a possible conflict of interest because she is employed by PG&E, and the project calls for major electrical under-grounding.*

Action: On motion of Philip Lum to approve, seconded by Ronald Maldonado, and carried, the Council approved the final conceptual plan for Hillside Boulevard Beautification Project No. 901 and directed staff to continue proceeding with the construction drawings by the following vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Frossanna Vallergera	✓				
Ronald J. Maldonado	✓				
Philip J. Lum, Jr.	✓				
Helen Fisicaro			✓		
Joseph Silva	✓				
Voting Tally	4	0			

## **COUNCIL CALENDARING**

Annual Employee Recognition: Wednesday November 5, 2003 7:00 pm.

Special Council Meeting: Wednesday November 5, 2003 7:30 pm.

Council Reorganization: Monday November 24, 2003 7:00 pm.

## **REPORTS**

Colma Historical Association President Pat Hatfield gave a Treasurer's Report and an update of current events.

Councilmember Helen Fisicaro was re-appointed as Colma Representative on Flood Control District.

## **ADJOURNMENT**

The meeting was adjourned at 9:45 pm in memory of William Stone and Dr. Edgar Paiz.

Respectfully Submitted,

*Anita Landis Thorsnes*

Anita L. Thorsnes

Deputy City Clerk

Approved By Colma City Council November 5, 2003